

Herdwick Close,
Bridgford £375,000 -
£400,000



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DESCRIPTION

GUIDE PRICE: £375,000 - £400,000.

Located within the popular Bridgefield development, lies this three bedroom, detached family home. As you park up by your garage, wander in through your front door into a well presented family home that has recently been redecorated throughout.

Being brought to the market capturing the perfect blend in our opinion of tasteful décor whilst being in close proximity to all of Ashfords amenities near-by - A must for your viewing list! In brief, the ground floor accommodation consists of an entrance hall, W/C and a spacious, light open plan fitted kitchen/dining room. The kitchen itself has a good array of wall and base units, space for free standing appliances as well as the chance to dine as a family with a table and chairs positioned by the patio doors. Across the hall, there is a large family reception room that occupies the right hand side of the ground floor, the homes unique ground floor shape gives the room character, offering a lovely bay window to the front as well as another set of patio doors leading out into the rear garden. The space that is on offer certainly allows the family to unwind and relax together whilst not feeling on top of one another.

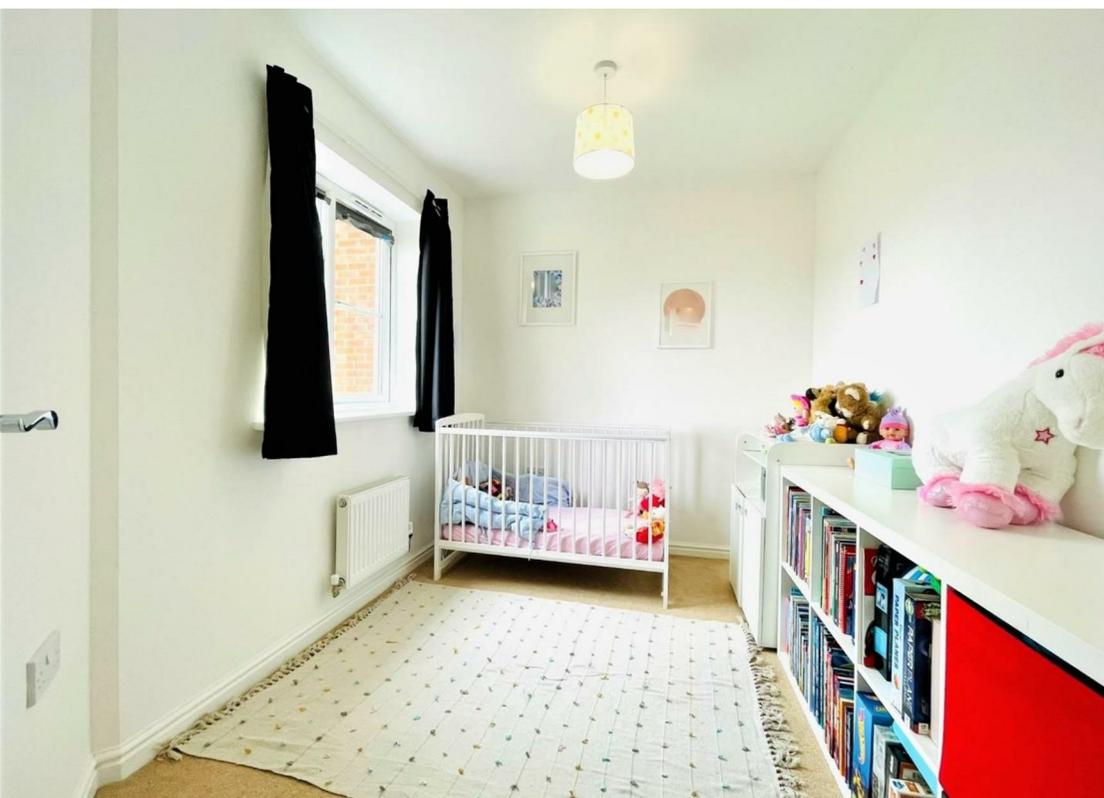
Climb the stairs and discover the three bedrooms sized rooms & family bathroom. At the top of the light flooded landing, you'll find access to the master bedroom, offering plenty of floorspace for free standing furniture, as well as en-suite shower room offering w/c, wash hand basin along with window letting in natural light. There's a handy airing cupboard on the landing, allowing you to deal with all that comes with family life.

The guest bedroom is an equally well proportioned double bedroom where most guests will feel comfortable, measuring an approx '13x7 x 11'11.' Bedroom three being the ideal room to use as a home office, but equally well proportioned for a younger child's bedroom offering a window allowing you to gaze out into the rear garden. The family bathroom services both bedrooms 2 & 3 and offers bath, wash hand basin and W/C ensuring there are no que's for the loo when you're embarking on the school run in the morning.

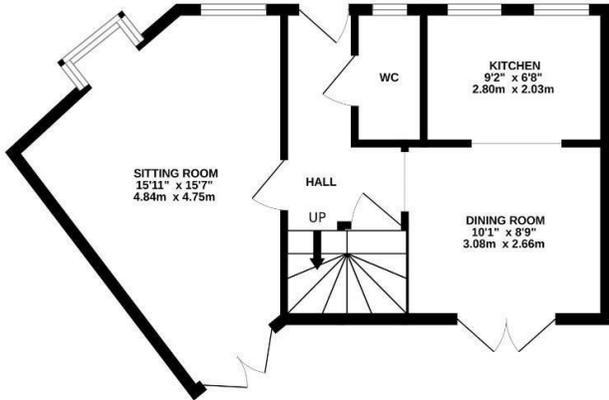
Externally, the property offers side access, as well as two sets of patio doors allowing you to let the cool summer breeze flood in when the weather is kind, from the patio doors found both within the kitchen/diner and the lounge, you can step out onto the decking, the idea spot for a table and chairs to dine alfresco. The garden is mainly laid to lawn, and offers a generous amount of space for a growing family and the children to let off steam.

Bridgefield is situated within easy reach of the town centre, Ashford International Railway Station, and the M20 Motorway. The property is also walking distance to a local shop and playground. Situated on the highly sought after Bridgefield development, which is located against a woodland backdrop, yet lies within easy reach of Ashford's high street shops, boutiques, bars, and leisure facilities along with high-speed rail connections to London (St Pancras within 38 minutes) and the Continent (Paris within a couple of hours via Eurostar).

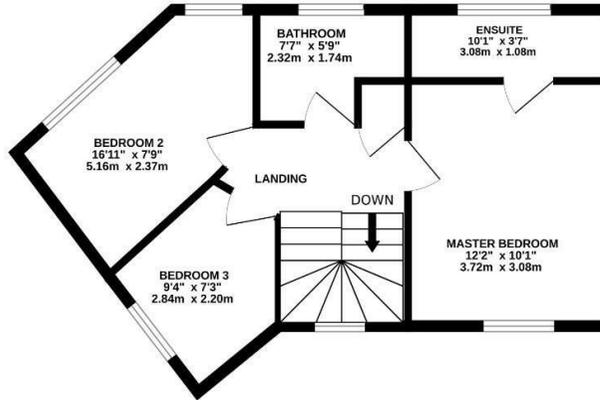
A good choice of primary and secondary schools are also close by. The property is close to the local shop and playground and within walking distance of three Primary Schools. In addition, there is the newly opened Ashford Picture House, to watch the latest movie releases at the forefront of the new Elwick Road development. If you are a dedicated shopaholic, imagine the temptations that await you at the McArthur Glen designer outlet and the Bybrook and Evegat Barns. Furthermore, the M20 gives you direct access to the Lakeside and Bluewater shopping centre. Or perhaps if a more upmarket shopping centre like the Westfield shopping centre located at Stratford is more your thing, then all you need is a high-speed journey from Ashford International.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
England & Wales		EU Directive 2002/91/EC 

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Ashford Office on 01233 613613 if you wish to arrange a viewing appointment for this property or require further information.

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